

## TOWN OF HOUNSFIELD PLANNING BOARD MEETING

November 10, 2015

The monthly meeting of the Town of Hounsfield Planning Board was called to order by Chairperson Yvonne Podvin at 7:00 p.m. at the Town Hall, Co. Rt. 66. The Pledge of Allegiance was said.

Roll call was given and members present were: Yvonne Podvin, Mel Washburn, Kelly Harrienger, Paul Locy. Maryann Oliver was absent. Also in attendance was Andy Nesbit with the County Planning Board and Dave Renzi, the Town of Hounsfield Attorney.

The approval of the October 6, 2015 minutes were approved with Mel Washburn making a motion and Paul Locy seconding. The motion carried.

### **2015-14: Tomm Maxon, Tax Map: 81.00-1-93.3**

Mr. Maxon attended the meeting because he wants to start selling maple syrup and other commercial items from the building on his five acre lot that is on Route 180. No additional construction will be done on the building. They will make do with the existing water and sewage that is already on the land. The building is more than 500 feet from Route 180. NYSDOH has approved the commercial kitchen. Maps were give out of the layout of the land with the building on it. Mr. Maxon pointed out that it was a shop previously. There was a site plan review in the past. This is zoned for multi-use.

The board went over whether another site plan review needed to be done or not. Yvonne Podvin said that she would look over past meeting minutes and see if there was a site plan review and if there was, if it needed to be redone. We will also see what is on file with the County. Andy Nevin from the Jefferson County Planning Board was in attendance at the meeting. The Board asked him a few questions about what the County would need from Mr. Maxon. The main suggestion was that the survey map be updated to show where the setbacks, drainage, water and sewage lines are.

The site plan application is on file. Yvonne Podvin will be in touch with Mr. Maxon. He will have to have a meeting with the County Planning Board and we will have to hold a public meeting.

Mr. Maxon paid the \$125.00 application fee.

**Airport:** The County airport is planning on extending the industrial runway. Maps were presented to the Board members. The current zoning is industrial and might need to be changed. The question came up about what is the definition of an airfield or airstrip. The Board looked at their manuals to see how it is defined there.

The airfield is getting an easement. Do we need to redo the easement? If there is an easement the property owners don't have a lot of legal standing. No more than any other resident. Right now the plan is for an expanded industrial district. The airport does not own all the property so to make changes would affect others owners of the land also. The Board discussed that FAA requirements must be consistent with local plans. Eventually approach lighting and an access road will be added. It was discussed that a public hearing will probably need to be done.

David Renzi, the Town Attorney was in attendance at the meeting. He suggested that legally he would suggest that the Board keep it simple and just expand the existing industrial district. If they get into changes dealing with airstrips and airports they could get themselves in trouble. Keep it as simple as possible. An easement would be difficult.

This Board will recommend to the Town Board that a SEQR should be done to enlarge the industrial district. A motion was made to send this on to the Town Board. Paul Locy made the motion and Kelly Harrienger seconded the motion. The motion carried.

Marlene Lennox, Zoning Officer, gave her monthly report to the Board.

The meeting adjourned at 7:58 p.m.

Respectfully submitted by Sheryl Crandall